

OFFICE OF PLANNING & COMMUNITY DEVELOPMENT

TOWN OF WILBRAHAM

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Wilbraham, Massachusetts 01095

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John Pearsall, Planning Director
Karen Benoit, Admin. Asst.

NONSUB PLAN CHECKLIST (APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED)

Submittal Requirements:

- ☐ Application (Form A)
- ☐ Filing fee of \$50.00
- ☐ Two (2) reproducible plans (polyester film) suitable for recording
- ☐ Four (4) contact paper prints of the plan

Plan Contents:

- ☐ All existing and proposed parcels designated with number or letter (consult with Planning Office for proper designations)
- ☐ North arrow
- ☐ Graphic scale
- ☐ Title block identifying plan by owner and location
- ☐ Name, address, official seal and original signature of Registered Land Surveyor who prepared the plan
- ☐ Date
- ☐ Names of abutters
- ☐ Area of all existing or proposed lots
- ☐ Location of bounds, monuments and pins properly noted as to whether found, set or to be set
- ☐ Existing and proposed lot boundary lines with complete dimensions (bearings, distances, etc.)
- ☐ Location, name, present width and status of ways
- ☐ Book and page reference of conveyance to owner(s) of record
- ☐ Location of all existing and proposed easements
- ☐ Location and total area of wetlands with certification that proposed lots are in conformance with section 4.4.3 of the Zoning By-Law
- ☐ Location of all existing structures with setback, side yard and rear yard distances
- ☐ Frontage correctly dimensioned at the front property line
- ☐ Standard approval block inscription with one signature line for plan endorsement
- ☐ Zoning district and flood plain boundaries

NOTE: In exceptional circumstances the Planning Board may require that the applicant furnish additional information

(Revised 11/2005)

4.4.3 Minimum Usable Lot Area

A specified percentage of the area required for zoning compliance, whether, by special permit or otherwise, for any lot in a residence district shall consist of contiguous usable land area as defined in Section 1.3. Said percentage shall equal seventy-five (75) percent of said minimum requirement if it equals or exceeds 34,000 square feet and ninety (90) percent of said minimum requirement if it is less than 34,000 square feet.

1.3 Usable Land Area

That portion of a lot which is not classified as a "wetland" as defined in Chapter 131, Section 40 of the Massachusetts General Laws and the regulations promulgated thereunder in 310 C.M.R. 10.00 and/or the Wilbraham Wetlands Bylaw and the regulations promulgated thereunder, and which does not consist of slopes having a grade of fifteen percent (15%) or greater.

	ZONING DISTRICT				
	R-15	R-26	R-34	R-40	R-60
MINIMUM LOT AREA (square feet)	15,000	26,000	34,000	40,000	60,000
MINIMUM USABLE LOT AREA (square feet)	13,500	23,400	25,500	30,000	45,000

WILBRAHAM PLANNING BOARD

FORM A

APPLICATION FOR ENDORSEMENT
OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section 2.2.1

_____20_____

To the Planning Board:

The undersigned, believing that the accompanying plan of his/her property in the Town of Wilbraham does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant _____
Address _____
Phone Number _____
2. Name of Engineer or Surveyor _____
Address _____
Phone Number _____
3. Deed of property located in _____
Book _____ Page _____
4. Location and Description of Property:

Signature of Owner _____

Address _____
